

**Resolution to adopt the recommendation of the Rural Zoning
Commission of Franklin County, Ohio
Case #ZON-11-06
(Economic Development & Planning)**

WHEREAS, Case #ZON-11-06 The owner is Timothy M. Kurguz. The applicant is Bobby C. Mitchell. Requesting to rezone from General Industrial (GI) District to the Suburban Office (SO) District.

**BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, OHIO:**

Section 1. That the action of the Franklin County Rural Zoning Commission is hereby sustained and the application of the Bobby C. Mitchell (Applicant), 511 Industrial Mile Road, Columbus, Ohio, 43228 being application no. ZON-11-06 hereby is conditionally approved with the following conditions:

1. A certificate of zoning compliance must be received from the Franklin County Economic Development and Planning Department.
2. Both parcels (PIDs 140-007352 and 140-007354) must be combined into one lot of record.
3. Sidewalks will be required to be installed outside of the right-of-way along the frontage of the of the property at a minimum of five (5) feet in width per the recommendations of the Westland Interim Development Framework.
4. The parking lot must be screened, landscaping provided in the parking lot, and only a monument style sign will be permitted per the recommendations of the Westland Area Interim Development Framework.
5. A total of 69 parking spaces will be required on site unless the applicant can meet the provisions of Section 531.013 of the Franklin County Zoning Resolution.
6. The parking lot must be paved and striped per Section 531 of the Franklin County Zoning Resolution.
7. Should the applicant choose to expand either the church or daycare larger than what has been proposed, he must consult with the Traffic Department at the Franklin County Engineer's Office to ensure that a serious traffic impact will not occur. Failure to do so could result in the revocation of the applicant's rezoning.
8. The applicant must receive a license from the Ohio Department of Job and Family Services in order to operate the daycare prior to applying for zoning compliance.

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9. The applicant must receive approval from the Franklin Township Fire Department to utilize the property as a church with a daycare
10. The applicant must receive all applicable building permits from the State of Ohio due to the change of use from a gym to a church with a daycare.
11. The applicant will have one (1) year to complete the conditions of approval with the exception of condition (6) which must be completed within two (2) years
12. The applicant must have street signage installed as a warning to motorists that children are in the area prior to applying for zoning compliance

SCF

Cc: Franklin County Economic Development and Planning Department